

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Conditional Use Permit – Midas Auto Service

PID NO.: 27-004012-0

CASE NO.: USE-000024-2022

DATE: March 14, 2022

The application indicates a request for a conditional use permit to operate a full-service automotive repair facility at 612 1st Avenue.

The Public Works department has completed its review and offers the following comments at this time for the applicant and for the planning department:

1. Obtain approval of a storm water management plan (SWMP). The SWMP must adequately address requirements set forth in the City of Shakopee's Comprehensive Water Resources Management Plan. The applicant will be responsible to pay the Storm Water Management Plan Review Fee, as required by the most current City of Shakopee Fee Schedule.
2. Prior to any land disturbing activity, the applicant will obtain a grading or building permit. The grading or building permit submittal must include construction plans that satisfy the requirements of City Code section 150.12.
3. Submit turning movement diagrams that show a garbage truck traveling throughout the site.
4. Provide an elevated barrier curb at the main customer entrance to provide delineation of pedestrian area from main drive aisle. This is needed for pedestrian safety from vehicles entering the parking area.
5. Provide pedestrian connectivity to/from the site from the existing sidewalk along 1st Avenue.
6. Provide the city a copy of all applicable permits/approvals, including, but not limited to the following:
 - Minnesota Department of Health
 - Met Council
 - Shakopee Public Utilities
 - Any other require

7. Submit a recorded copy of a Utility Facilities Easement Agreement for the proposed development. A template can be obtained from the Engineering division.
8. Prior to any construction activity, submit a Construction Management Plan. A template can be obtained from the Engineering division.
9. Approval of the CUP does not constitute approval of the submitted plans.

Recommendation

The Public Works Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.